

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL
HELD AT COMMUNITY MEETING ROOM, LIBRARY COMPLEX,
LIBRARY LANE, HOLBROOK
ON WEDNESDAY 18 MAY 2022**

The meeting opened at 6.02pm.

IN ATTENDANCE

Councillor Quinn (Chairperson), Forrest, Hicks, Lindner, Meyer, O'Neill, Parker, Schilg, and Wilton. General Manager, Director Corporate and Community Services, Director Engineering, Director Environment and Planning, Chief Financial Officer and Executive Assistant

Cr Schilg read a prayer to commence the meeting.

ACKNOWLEDGEMENT OF COUNTRY

The Mayor (Chairperson) offered an Acknowledgement of Country at the commencement of the meeting.

APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

6209 RESOLVED [Hicks /Parker]

That approval be granted to Councillor Wilton and Councillor Meyer to attend and participate in the meeting by audio-visual link.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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CONFIRMATION OF MINUTES OF PREVIOUS MEETING

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON 20 APRIL 2022 AND 10 MAY 2022

6210 RESOLVED [Meyer/Parker]

That the Minutes of the Ordinary Meeting of Greater Hume Council held at Culcairn on Wednesday 20 April 2022 and Tuesday 10 May 2022 as printed and circulated to be confirmed as a true and correct record of the proceedings of such meeting.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

ACTION REPORT FROM THE MINUTES

6051 – Cr Parker – Has there been a hold up to the sale of LOT 2 DP 610499 at Holbrook, known as Camden Forest? General Manager advised that settlement is expected to complete in early June.

6090 – Cr Parker – Is there a timeline for the demolition of the fire damaged house in Holbrook? Director Environment & Planning advised that final orders have been issued with a compliance date of 28 May 2022. If demolition has not occurred by that date Council will undertake the required works immediately with an expected completion date of early June 2022.

6115 – Cr O'Neill – How is the recruitment process of additional Town Planning staff progressing? Director Environment & Planning advised that interviews for the position are scheduled for Monday 23 May 2022.

DECLARATION OF PECUNIARY INTEREST OR NON PECUNIARY INTEREST (CONFLICT OF INTEREST)

MAYORAL MINUTE

NOTICE OF MOTIONS

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. MODIFICATION TO DEVELOPMENT APPLICATION 10.2022.151.2 ALTERATION AND ADDITIONS TO COMMERCIAL BUILDING –HOLBROOK HOTEL LOT 1 AND 2 DP543149 144 ALBURY STREET HOLBROOK

6211 RECOMMENDATION [Parker/Hicks]

In accordance with Section 4.55 of the EP&A Act 1997 Council consent to the modification of development consent 10.2019.151 and allow consolidation of Lot 1 and Lot 2 DP543149, the carpark, outdoor beer garden and function centre, arena and footpath dining along Wallace and Albury Streets.

APPROVED PLANS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, **inclusive of the plans and submissions made in support of 10.2022.151.2** except as modified in red by Council and/or any conditions of this consent.

Consolidation of Lot 1 and Lot 2 DP543149 is approved by this development consent.

2 Time Period of Consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

3 Section 7.12 Levy Development Contributions

Prior to the issue of a construction certificate, a receipt for the payment to Greater Hume Council of Section 7.12 Levy Contributions shall be submitted to the Certifying Authority.

The Section 7.12 Levy is calculated at 1% of the cost of development, as determined at the date of this consent. The total contribution to be paid has been calculated at \$4100. **An additional \$1125 is payable due to the increase value of the project associated with the modification.**

NOTE: This amount may change if there is a delay with payment of the levy, as the cost of works is to be indexed before payment to reflect quarterly variations in the Consumer Price Index (CPI).

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Greater Hume Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

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144 ALBURY STREET HOLBROOK [CONT'D]**

4 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a construction certificate can be made to Council on 02 6036 0100.

5 Appointment of a Principal Certifying Authority

Prior to the commencement of any works, the person having benefit of a development consent, or complying development certificate must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

6 Notify Council of Intention to Commence Works

The applicant must notify Council, in writing of the intention to commence works at least two (2) days prior to the commencement of any works on site.

7 Certification of Adequacy of Existing Building

Prior to the commencement of any works on site, the existing first floor verandah shall be examined by a practising structural engineer and a report submitted to the Certifying Authority on the adequacy of the existing first floor verandah to carry the load(s) imposed by the use of the verandah as a part of a function area. If necessary nominate a restriction as to maximum occupancy of the verandah'

8 Sign During Construction

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited,
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A \$600 on the spot fine may be issued for non-compliance with this condition.

9 Payment of Local Government Act Approval

Prior to commencement of any works a receipt for the payment to Greater Hume Council for Local Government Act approvals totalling \$340 shall be submitted to the Certifying Authority.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

10 Interim/Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

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Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

11 Riverina Water Certificate Required

Prior to the issue of the Final Occupation Certificate, a certificate issued by Riverina Water shall be submitted to the Principal Certifying Authority.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Greater Hume Council or an accredited certifier.

12 Demolition Requirements

Demolition of the existing building(s) shall be carried out in accordance with the requirements of AS 2601 – 2001 and the following:

- a. The property being secured to prevent unauthorised entry.
- b. Asbestos sheeting shall only be removed by licensed operators in accordance with the requirements of the WorkCover Authority. Proper procedure shall be employed in the handling and removal of asbestos to minimise the risk to personnel and the escape of particles to the atmosphere.
- c. All other materials and debris is to be removed from the site and disposed of two approved outlets in accordance with the approved Waste Management Plan.
- d. Seven (7) days notification to commence demolition work shall be given to WorkCover NSW in accordance with Clause 3.4.5 of the Occupation Health and Safety Regulation 2001.

13 Submission of an Annual Fire Safety Certificate

The owner of any building in which fire safety measures are installed, must cause the Council to be given an annual fire safety statement, within 12 months after the last such statement or final fire safety certificate was issued.

The certificate shall certify:

- a. that each essential fire safety measure has been assessed by a properly qualified person and was found, at the date of assessment, to be capable of performing to a standard not less than that required by the current fire safety schedule.
- b. that a properly qualified person has inspected the building and has certified that, as at the date of inspection, the condition of the building did not disclose any grounds for a prosecution under Division C.

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144 ALBURY STREET HOLBROOK [CONT'D]**

NOTES:

1. *As soon as practicable after an annual fire safety statement is issued, the owner of the building to which it relates:*
 - (i) *must cause a copy of the statement (and current fire safety schedule) to be given to the Commissioner of NSW Fire Brigades, and*
 - (ii) *Must cause a further copy of the statement (and current copy of the current fire safety schedule) to be prominently displayed in the building.*
2. *A "fire safety measure" is defined as any measure (including any item of equipment, form of construction or fire safety strategy) that is or is proposed to be, implemented in the building to ensure the safety of persons using the building in the event of fire.*

GENERAL CONDITIONS – DEVELOPMENT PLANNING

14 Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the rear service lane/loading bay/s provided.
- d. All vehicles awaiting loading or unloading shall be parked on site and not on adjacent or nearby public roads.

- 15 Unreasonable Noise and Vibration (veranda/balcony, covered outdoor area, footpath dining area, beer garden, arena and covered patio).** The operation of the veranda/balcony, covered outdoor area, footpath dining area, beer garden, arena and covered patio shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

GENERAL CONDITIONS – ENVIRONMENTAL & HEALTH

16 Compliance with Food Act 2003

The premises shall comply with the requirements of the Food Act 2003, FSANZ Food Standards Code, and the Australian Standard AS 4674-2004 (Design, Construction and Fit Out of Food Premises).

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144 ALBURY STREET HOLBROOK [CONT'D]**

17 Food Premises Requirements

The food premises shall comply with the following requirements:

- a. Separate hot and cold water taps fitted with hose connections, are to be installed in the kitchen at a position of not less than 600mm from the floor.
- b. A separate cupboard/locker is to be provided next to the sink, solely for the storage of cleaning materials.
- c. The floor is to be drained to a floor waste connected to the sewer. The floor waste is to consist of a removable basket within a fixed basket arrestor and is to comply with council's requirements.
- d. The open space between the top of the cool room and the ceiling must be fully enclosed and kept insect and pest proof.
- e. The cool room must have a smooth concrete floor, which is to be sloped to the door. A floor waste connected to the sewer is to be located outside the cool room. The floor waste is to consist of a removable basket within a fixed basket arrestor and is to comply with Council's requirements.
- f. The cool room must be able to be opened from the inside without a key and fitted with an alarm that can only be operated from within the cool room.
- g. Where cooking or extensive heating processes or such other processes as may be specified are carried out in the kitchen or in food preparation areas, an approved mechanical ventilation exhaust system shall be installed and operated in accordance with AS 1668 part 1 & 2.

18 Service Yards

Construction of the service yard shall be carried out to provide a graded, drained and dust-free surface. The stormwater drainage system shall incorporate silt and/or trash arrestors.

19 No advertising approved

Advertising structures or signs shall not be erected, affixed, painted or displayed without prior Council consent.

20 External lighting not to cause a nuisance

All exterior lighting associated with the development shall be designed and installed so that no light will be cast onto any adjoining property.

21 Development not to interfere with amenity of the area

The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.

22 Bitumen or Asphalt Seal of Hardstand Parking

A bitumen or asphalt seal is to be provided to the existing hardstand carpark. Suitable provision for drainage is to be provided and details are to be submitted to Council for approval prior to sealing of the carpark.

23 Existing Sewer Infrastructure to be Relocated

Sewer infrastructure is to be relocated clear of all new building works and new drainage lines to be inspected by Council.

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144 ALBURY STREET HOLBROOK [CONT'D]**

GENERAL CONDITIONS – DEVELOPMENT PLANNING - ARENA

24 Prior to the Work Commencing on Arena Area

The applicant is to submit details for the placement of the 2.4 screen fencing (shown in Robert Picket Design Job No 6952) running along the full length of Swift Street and tapering to 1.2 metres in height over the last 4 metre on the Wallace Street end. The details is to include:

- (a) Three (3) design options for the external appearance of external sides of the perimeter wall. Consideration given to the use of different textures colours materials and offset heights or alignments to minimise both public and private amenity impacts.
- (b) The approved option shall become part of this development consent.

25 Traffic Management Plan

A traffic management plan is to be submitted to Council for approval depicting the provision for access and parking of vehicles associated with performances in the arena.

26 Hours of Operation and Timing for the Use of the Arena

The hours of operation for the arena is 10.00 am to 9 pm and the usage of the arena is restricted from November through to March (inclusive).

27 Raise Seating and Provision for People with a Disability

The raised seating is to be designed by a suitably qualified structural engineer and is to not accommodate seating of the audience at a height greater than 2.4 metres. There is to be provision made to ensure that people with a disability can adequately view the performance in the arena area.

28 Lighting of the Arena

No lighting of the arena area is approved by this development consent and should lighting be proposed then a further modification application will be required to be submitted to Council for consideration.

29 Amenity Issue Associated with Animals

No animals are to be kept overnight at the premises and adequate provision is to be made to regularly remove animal faeces.

GENERAL CONDITIONS – DEVELOPMENT PLANNING – BEER GARDEN AREA

30 Hours of Operation

The operation of the beer garden hours of operation will be from the commencement of daily trade to 11.00pm for Sunday to Thursday and 12 midnight for Friday to Saturday.

GENERAL CONDITIONS – DEVELOPMENT PLANNING – FOOTPATH DINING AREA

31 Hours of Operation

The outdoor dining may operate 7 days per week from 11.00 am to 10.00pm.

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32 Footpath Dining and Temporary Structures on the Footway (Road Reserve) Policy

The footpath dining is to be undertaken in accordance with the Footpath Dining and Temporary Structures on the Footway (Road Reserve) Policy and the Conditions and Procedure manual. An application on Councils form and evidence of the required insurance policy is to be submitted to Council.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
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**2. DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14
TERLICH WAY JINDERA**

6212 RECOMMENDATION [O'Neill/Hicks]

That Council approve the development application with the recommended conditions, subject to the outcome of the referral to essential energy with regard to the rear setback.

APPROVED PLANS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, except as modified in red by Council and/or any conditions of this consent.

2 Time Period of Consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Greater Hume Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

3 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a construction certificate can be made to Council on 02 6036 0100.

4 Appointment of a Principal Certifier

Prior to the commencement of any works, the person having benefit of a development consent, or complying development certificate must:

- a. appoint a Principal Certifier; and
- b. notify Council of the appointment.

5 Notify Council of Intention to Commence Works

The applicant must notify Council, in writing of the intention to commence works at least two (2) days prior to the commencement of any works on site.

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY JINDERA [CONT'D]

6 Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

7 Toilet Facility

Prior to the commencement of any works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Greater Hume Council.

8 Sign During Construction

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited,
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A \$1500 on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

9 Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either a part Occupation Certificate or whole Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent or Construction Certificate.

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY JINDERA [CONT'D]

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Greater Hume Council or an accredited certifier.

10 Compliance with Construction Certificate

All building works approved in this development consent must comply with the terms of the consent the plans, specifications and any other approved documents relevant to the approved Construction Certificate.

11 Compliance with the National Construction Code (NCC)

All building work must be carried out in accordance with the provisions of the NCC. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions;or
- c. a combination of (a) and (b).

12 Use of Building

The building shall not be used for industrial or commercial purposes, any prohibited uses outlined in the Local Environmental Plan 2012 or human habitation without further consideration by Council.

13 Critical Stage Inspections

In accordance with Section 6.5 of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E(3)(d) Environmental Planning and Assessment Regulation 2000.

Note: A \$1500 on the spot fine may be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

14 Stormwater Disposal

All stormwater shall be directed to the existing stormwater disposal system or alternatively to the stormwater connection point at the front north/western corner of the lot.

15 Construction - Hours of Work

All construction works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- a. Mondays to Fridays, 7.00am to 6.00pm
- b. Saturdays, 8.00am to 1.00pm
- c. No work is permitted on Sundays and Public Holidays.

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**DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH
WAY JINDERA [CONT'D]**

Construction works that are carried out in the open that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties is to be restricted to the above hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines.

In the event that the demolition/construction relates to works inside the building and does not involve external walls or the roof, and do not involve the use of equipment that emits noise then the works are not restricted to the hours stated above. The provisions of the Protection of the *Environment Operations Act, 1997* in regulating offensive noise also apply to all construction works.

16 All Work to be Carried Out by a Licensed Plumber and Drainer

All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500-2015 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2017.

PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as “Prescribed Conditions” and are required by the Environmental Planning and Assessment Regulation 2000 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council’s Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

- 17** All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- 18** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- 19** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of the Act,
 - in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY JINDERA [CONT'D]

- 20** A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work is being carried out and must be removed when the work has been completed.

NOTE: This condition does not apply to building work that is carried out inside an existing building that does not affect the external walls of the building.

- 21** Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.

NOTE: The condition referred to in sub clause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

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**3. DEVELOPMENT APPLICATION 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159
DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA**

6213 RECOMMENDATION [Schilg/Forrest]

1. Pursuant to Sections 4.16 and 4.17 of the Environmental Planning & Assessment Act 1979 consent be granted for a three lot subdivision of Lot 159 DP753731 and Lot 582 DP 606508 29 Walla Walla Road Walla Walla subject to the following conditions of approval:
2. The development is to be carried out generally in accordance with the approved plan (inclusive of amendments made in red ink) endorsed DA10.2021.252.1 except where amended by any conditions of this consent.
3. Written notice shall be given to Council seven (7) days prior to the commencement of any works associated with the subdivision.
4. This consent shall lapse if the development hereby permitted is not physically commenced within five (5) years of the date of consent.
5. Subdivision Certificate will only be issued upon completion of "Application for Subdivision Certificate" (to be lodged on NSW Planning Portal) and payment of the fee applicable when the subdivision certificate is issued.

Rural Fire Service Conditions

1. The development is to comply with the subdivision layout identified on the plan titled 'Proposed Subdivision' prepared by Esler Land Consulting File 32742 Amendment 3 dated 30-09-2021.
2. At the issue of a subdivision certificate, and in perpetuity, the site around the existing dwelling on proposed lot 1 must be maintained as an inner protection area (IPA) for a distance of 50 metres. When establishing and maintaining an inner protection area, the following requirements apply:
 - a. tree canopy cover should be less than 15% at maturity,
 - b. trees at maturity should not touch or overhang the building,
 - c. lower limbs should be removed up to a height of 2m above the ground,
 - d. tree canopies should be separated by 2 to 5m,
 - e. preference should be given to smooth-barked and evergreen trees,
 - f. large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings,
 - g. shrubs should not be located under trees,
 - h. shrubs should not form more than 10% ground cover,
 - i. clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation,
 - j. grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height), and
 - k. leaves and vegetation debris should be removed.

Note: Windbreaks do not need to be removed to comply with this requirement

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3. Any new, or modification to existing water, electricity and gas supplies required in order to service the proposed subdivision must comply with the following in accordance with Table 5.3c of Planning for Bush Fire Protection 2019:
- a. reticulated water is to be provided to the development where available;
 - b. fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
 - c. hydrants are not located within any road carriageway;
 - d. reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
 - e. fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
 - f. all above-ground water service pipes are metal, including and up to any taps;
 - g. where practicable, electrical transmission lines are underground;
 - h. where overhead, electrical transmission lines are proposed as follows:
 - i. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - ii. no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
 - i. reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - j. reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 The storage - and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
 - k. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - l. connections to and from gas cylinders are metal; polymer sheathed flexible gas supply lines are not - used; and
 - m. above-ground gas service pipes are metal, including and up to any outlets.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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CORPORATE AND COMMUNITY SERVICES

1. DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY

6214 RECOMMENDATION [O'Neill/Parker]

That:

1. Council places the draft Delivery Program 2022-2026 incorporating draft Operational Plan 2022-2023 and budget, draft Resourcing Strategy 2022-2032, draft Fees and Charges 2022-2023 and draft Disability Inclusion Action Plan 2021 - 2025 on public exhibition and accepts submissions until Thursday 16 June 2022
2. Staff prepare a further report outlining the outcomes of the public exhibition for presentation at the June 2022 Council Meeting

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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2. INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022

6215 RECOMMENDATION [Meyer/Hicks]

That Council note and approve the Interim Budget Review Statement as at 31 March 2022.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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3. BOWNA WYMAH COMMUNITY COMMITTEE

6216 RECOMMENDATION [Parker/Schilg]

That:

1. The revised Draft Terms of Reference for the Bowna Wymah Community Committee be adopted by Council
2. The delegations issued to the Friends of the Wymah Museum Committee be terminated and that the Friends of the Wymah Museum Committee be removed from Council's register of committees appointed under Section 355 of the Local Government Act 1993.
3. All funds held by the Friends of the Wymah Museum Committee be transferred to Bowna Wymah Community Committee to be held for future development and maintenance of the Wymah Recreation Reserve and Wymah Museum.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
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4. NATIONAL VOLUNTEER WEEK 16 – 22 MAY 2022

6217 RECOMMENDATION [Hicks/O'Neill]

That:

1. Council formally recognise the generous contribution of all of the Volunteers of Greater Hume as part of National Volunteer Week 2022 "We are, **Better Together**".

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

ITEMS TO BE REFERRED TO CLOSED COUNCIL

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**OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED
GOVERNANCE**

**1. 2017 / 2022 DELIVERY PLAN AND 2021-2022 OPERATIONAL PLAN – REPORT
AS AT 31 MARCH 2022**

6218 RECOMMENDATION [O'Neill/Hicks]

That Council receive and note the 2017/2022 Delivery Plan and 2021/2022 Operational Plan review report to 31 March 2022.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

**2. HENTY SPORTSGROUND FUNCTION ROOM – EXTENSIONS AND
REFURBISHMENT**

6219 RECOMMENDATION [O'Neill/Hicks]

That the report be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
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3. HOLBROOK SPORTING COMPLEX – CONSTRUCTION UPDATE ON MULTI PURPOSE FUNCTION ROOM AND CATERING FACILITIES

6220 RECOMMENDATION [O'Neill/Hicks]

That the report be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

4. UPDATE OF RESIDENTIAL AND INDUSTRIAL SUBDIVISIONS

6221 RECOMMENDATION [O'Neill/Hicks]

That the report be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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5. UPDATE OF RESIDENTIAL AND INDUSTRIAL SUBDIVISIONS

6222 RECOMMENDATION [O'Neill/Hicks]

That the report be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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CORPORATE AND COMMUNITY SERVICES

1. ELECTRICITY PROCUREMENT

6223 RECOMMENDATION [O'Neill/Hicks]

That the report be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

2. COMBINED INVESTMENT REPORT – MONTH ENDED 30 APRIL 2022

6224 RECOMMENDATION [O'Neill/Hicks]

That Council receives and notes the Investment Balances Report for the month of April 2022.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. **WORKSHOP/BRIEFING SESSION SCHEDULE 2022**
2. **OFFICE OF LOCAL GOVERNMENT CIRCULARS**
3. **LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS**
4. **TOURISM AND PROMOTIONS OFFICER’S REPORT**

CORPORATE AND COMMUNITY SERVICES

1. **GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS**
2. **STATEMENTS OF BANK BALANCES AS AT 30 APRIL 2022**
3. **PEOPLE & CULTURE REPORT – APRIL 2022**
4. **GREATER HUME COUNCIL LIBRARY SERVICES**
5. **GREATER HUME COUNCIL YOUTH SERVICE**

ENGINEERING

1. **APRIL 2022 - REPORT OF WORKS**
2. **WATER & SEWER REPORT – APRIL 2022**

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF APRIL 2022**
2. **RANGER’S REPORT – APRIL 2022**

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3. SENIOR WEEDS OFFICER REPORT

6225 RESOLVED [O'Neill/Hicks]

That Part C of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

PART D

6226 RESOLVED [O'Neill/Hicks]

That Part D of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O'Neill Parker Quinn Schilg Wilton			

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MATTERS OF URGENCY

There being no further business, the meeting concluded at 6.27pm.

THESE MINUTES WERE CONFIRMED at the Council meeting held on 22 June 2022 at which time the signature hereon was subscribed.

Cr Tony Quinn
Mayor, Greater Hume Council